

FILED FOR RECORD

2021 JUL 13 PM 12:41

DIANE GONZALES
ATASCOSA COUNTY CLERK

BY H. Summer DEPUTY

Notice of Trustee's Sale

THE FORECLOSURE IS SCHEDULED TO OCCUR ON THE 7TH DAY OF SEPTEMBER, 2021.

Date: July 13, 2021
Trustee: Daniel W. Schreimann
Mortgagee: BoRain Capital Fund – V, LLC
Note: Promissory Note dated March 13, 2020

Deed of Trust

Date: March 13, 2020
Grantor: GUADALUPE DURAN and DIXIE MEYER
Beneficiary: BoRain Capital Fund – V, LLC
Recording information: Document Number 203269
Property: THE SURFACE ESTATE ONLY TO LOT 5, BLOCK 291, CITY OF JOURDANTON, ATACOSA COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 34, PAGE 1, AND REVISED IN VOLUME 34, PAGE 40, MAP AND PLAT RECORDS OF ATASCOSA COUNTY, TEXAS, AND ALSO KNOWN AS: 1205 HACKBERRY STREET, JOURDANTON, TEXAS 78026.

Transfer of Lien

Date: November 30, 2020
Holder of Not and Lien: American Equity Funding, Inc.
Transferee: BoRain Capital Fund - V
Payee: GUADALUPE DURAN and DIXIE MEYER

Recording information:

Document Number 211657

Property:

THE SURFACE ESTATE ONLY TO LOT 5, BLOCK 291, CITY OF JOURDANTON, ATACOSA COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 34, PAGE 1, AND REVISED IN VOLUME 34, PAGE 40, MAP AND PLAT RECORDS OF ATASCOSA COUNTY, TEXAS, AND ALSO KNOWN AS: 1205 HACKBERRY STREET, JOURDANTON, TEXAS 78026.

County:

Atascosa County, Texas

Substitute Trustee's Name:

ABSTRACT/TRUSTEES OF TEXAS: JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENERSON, KYLE WALKER, TANNAH TOLBIRT, WES SHAHAN, KASEY DODDS, MARIAN KNOWLTON, BRITTANY PARETTE, OR ANY TO ACT.

Substitute Trustee's Address:

P.O. Box 9932, Austin, Texas 78766

Date of Sale (first Tuesday of month):

September 7, 2021

Time of Sale:

1:00 p.m.

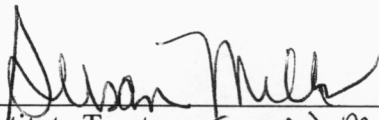
Place of Sale:

AT THE WEST PORCH TO THE ATASCOSA COUNTY COURTHOUSE in Atascosa County, Texas, or, if the preceding area(s) is/are no longer the area(s) designated by the Atascosa County Commissioner's Court, at the area most recently designated by the Atascosa County Commissioner's Court.

JIM MILLS, SUSAN MILLS, GEORGE HAWTHORNE, ED HENERSON, KYLE WALKER, TANNAH TOLBIRT, WES SHAHAN, KASEY DODDS, MARIAN KNOWLTON, BRITTANY PARETTE, OR ANY TO ACT as the Substitute Trustee under the Deed of Trust, and Mortgagee has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on September 7, 2021, Trustee will offer the Property for sale at public auction at the AT THE WEST PORCH TO THE ATASCOSA COUNTY COURTHOUSE in Atascosa County, Texas, or, if the preceding area(s) is/are no longer the area(s) designated by the Atascosa County Commissioner's Court, at the area most recently

designated by the Atascosa County Commissioner's Court, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The earliest time the sale will occur is 1:00 p.m., and the sale will be conducted no later than three hours thereafter.


Substitute Trustee, SUSAN MILLS